



Planning Division
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phone 303.739.7217

AuroraGov.org

April 2, 2025

David Carro
Clayton Properties Group II
4908 Tower Road
Denver, CO 80249

Re: Third Submission Review: Green Valley Ranch East Site Plan No. 17- Site Plan with Adjustment and Plat

Application Number: DA-1662-28

Case Numbers: 2022-4034-00; 2022-3032-00

Dear David Carro:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments.

Since many important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before April 22, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Projects that have gone one year without submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire,
Senior Planner
City of Aurora Planning Department

cc: Michael Weiher, Terracina Design, Agent
Cesarina Dancy, ODA
Filed: K:\\$DA\1662-28rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Review block perimeter length, update site data, include typicals for all lots, and provide a retaining wall detail (Planning)
- No more than 30 dwelling units in a cul-de-sac, revise signage notes (Fire/Life Safety)
- Update TIS and ensure the site plan is consistent, revise tapers, note mail location (Traffic)
- Remove islands from public ROW, comply with street slopes, revise notes (Public Works Engineering)
- Review trail slopes (PROS)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use

Letter of Introduction

- 1A. Revise “filing” references to directional references. Use descriptive words for context. If you want to keep filing references, you will need to add an exhibit to the narrative.
- 1B. Ensure the data in the narrative and on the site plan are consistent.
- 1C. The proposed street network does not comply with the maximum 2,800-foot block length. Please review the redline comments on the site plan and adjust the narrative accordingly.
- 1D. Reformat the adjustment request and justification per the outline included on the redlines.
- 1E. Reference the permitted density for Planning Area 2.
- 1F. Outline the quantity of guest parking spaces provided within the various types of motor courts.
- 1G. Address all comments/edits included in the redlines.

Block Dimensions and Connectivity

- 1H. Ongoing discussions between staff and the applicant/consultant regarding increased density and duplexes on motor courts identified 5 priorities: Street Network and Block Size, Open Space Network, Street Frontage, Product Distribution and Mix, and Small Lot Percentage. Regarding this specific site, it was also stated, “*This may mean more gated entrances off Tibet, 52nd and revisiting the connection to Tempe Street.*”

Per the UDO, the maximum block length/width shall be 700 feet. If a block length exceeds 700’, an open space tract at least 30 feet in width is permitted. The proposed site plan is in conformance with the maximum block length and additional pedestrians have been provided through the intervening tracts.

Section 146-4.3.9.B also states that the perimeter of new blocks created for residential development, measured at the curb line of adjacent streets, shall not exceed 2,800 feet. Block is defined as a parcel of land within a platted subdivision bounded on all sides by streets or avenues, other physical boundaries such as a body of water, or the exterior boundary of a platted subdivision. The two areas outlined in yellow to the right measure block perimeters of more than 4,000 feet.

Please provide additional street access or connectivity to reduce the block perimeters or request an adjustment to the standard. This adjustment may require the approval of the Planning and Zoning Commission in a public hearing.





Lot Data and Dimensions

- 1I. Revise the Land Use Data to specify all the proposed lot types. Review the data in all tables for consistency.
- 1J. The minimum lot width for a front-loaded single-family detached dwelling is 45 feet.
- 1K. Each small lot is required to have a private, usable outdoor space containing at least 180 square feet of area and have minimum length and width dimensions of 10 feet. Show where this is provided on the alley-loaded lots.

Fences, Gates, and Retaining Walls

- 1L. Repeated comments: Include a detail of the proposed retaining wall. The height of the retaining wall(s) shall be a **maximum of four feet tall**. Greater heights require terracing (Section 146-4.7.9.T). Label top and bottom wall elevations. Walls greater than 30" tall require a safety railing.
- 1M. Label the interval spacing of the fence columns along Tibet and E. 52nd Avenue.

2. Completeness and Clarity of the Application

- 2A. Ensure the adjustment requests on the cover sheet and in the narrative are consistent.
- 2B. Update the Land Use Data block to include all proposed lot types.
- 2C. Revise the sheet index to reflect the total number of sheets.
- 2D. Revise "alternate" with "alley" for lots with access from Tract I.
- 2E. Add a column for Two-Family alley-loaded lots to the Lot Data Table and Setback Table on Sheet 6.
- 2F. Provide a lot typical for alley-loaded lots showing service connections.
- 2G. Revise the alley-loaded lot typical on Sheet 8 to be drawn to scale. Add the rear setback dimension.
- 2H. Label all adjacent zone districts.
- 2I. Label all adjacent subdivisions, including the lots, blocks, tracts, and reception numbers.
- 2J. Include the reception numbers for all adjacent rights-of-way.
- 2K. The plat includes a public access easement in Tract C that is not shown on the site plan. Show the easement or not if it is to be released.
- 2L. There are numerous comments, edits and notations on the redlines that are not noted in these comments. Please address all.

Plat

- 2K. Revise the Vicinity Map to include all recorded streets and lots within ½ mile.
- 2L. Verify with Land Development Services if private streets in tracts should include a "ROW" reference.

3. Landscape

- 3A. Remove the duplicate sheets included in the landscape section. Combine the site plan and landscape sheets into a consolidated plan set when you resubmit.
- 3G. The landscape review comments and redlines will be sent separately, no later than Monday, April 7, 2025.

4. Addressing (Phil Turner / 303-739-7271 / pcturner@auroragov.org)

- 4A. Please submit preliminary digital addressing .SHP or .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers at a minimum:
 - Parcels
 - Street Lines
 - Building Footprints (if available)
- 4B. Please ensure the digital files are provided in a NAD 83 feet, state plan, and central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any linework outside of the target area. More information can be found at <https://auroragov.org/CADtoGISstandards> or by contacting CADGIS@auroragov.org. (repeat comment)



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

Site Plan

- 5A. Remove the islands from the right-of-way.
- 5B. Provide a typical detail for the proposed retaining wall. Add “with railing” to the label.
- 5C. The minimum slope is 1% per the 2025 Roadway Manual.
- 5D. Add the notes provided on Sheet 14.

6. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Traffic Impact Study

- 6A. Update to address redlines. Several figures do not match the movements shown in the analysis.

Site Plan

- 6B. Add the ADT, design speed, and clear zone to the typical roadway section.
- 6C. Add a note stating the mail kiosks are at the clubhouse at Rome Street and E. 48th Avenue.
- 6D. Revise the tapers at Shawnee and E. 52nd Avenue. Make sure all tapers meet the State Highway Access Code taper rates.
- 5E. Revise the taper at E. 50th Place and Tibet.
- 5F. The traffic analysis shows a southbound right turn lane on Tibet at E. 50th Place.
- 5G. The traffic analysis shows an eastbound left and right lane at the intersection of E. 50th Place and Tibet.
- 5H. Revise signage per the redline comments.

7. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / skirchner@auroragov.org / Comments in blue)

Site Plan

- 7A. Tempe St. and Rome St provide a single point of access to more than 30 single-family dwellings. Provide two points of emergency access to any individual street having greater than 30 dwelling units or reduce the number of units.
- 7B. Replace the signage notes with those provided on Sheet 18.
- 7C. For each dead-end fire lane, provide signage at the entrance to notify responding fire crews. Additionally, please provide the distance to the closest foot.

8. PROS (Scott Hammons / shammons@auroragov.org / Comments in mauve)

- 8A. Trail slope cannot exceed 5% grade.
- 8B. Show more grade values on the switchback in Tract H.

10. Land Development Services (Krista Orloff / korloff@auroragov.org / Comments in magenta)

Plat

- 10A. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.
- 10B. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted no later than your second submittal of the plat.
- 10C. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

Site Plan

- 10D. No additional comments at this time.